

# Local Market Update – July 2025

A Research Tool Provided by REsides, Inc. and the  
Hilton Head Area Association of REALTORS®



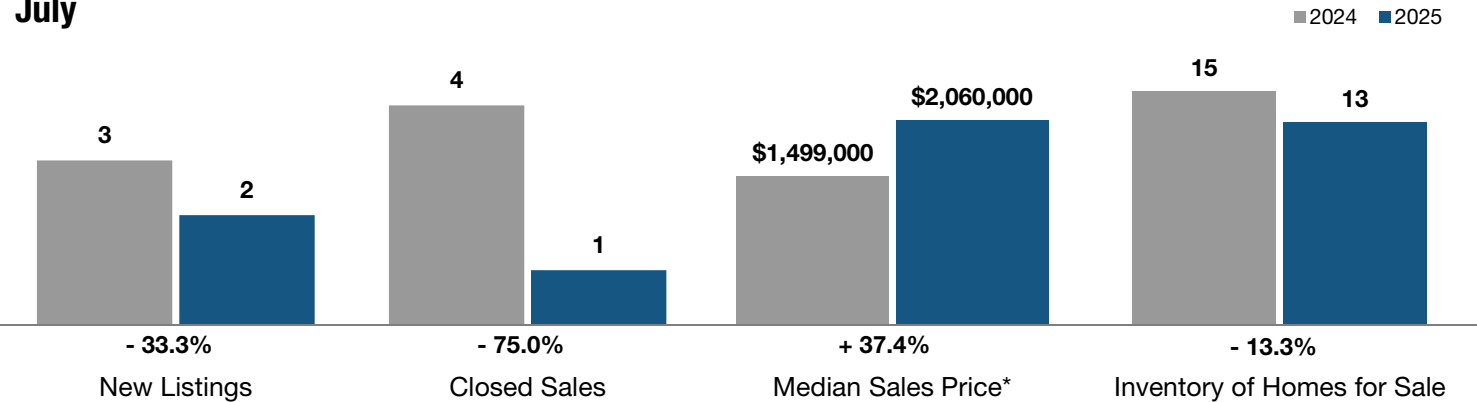
## Forest Beach

Detached Homes Only

Key Metrics	July			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	3	2	- 33.3%	29	22	- 24.1%
Closed Sales	4	1	- 75.0%	20	19	- 5.0%
Median Sales Price*	\$1,499,000	\$2,060,000	+ 37.4%	\$1,962,500	\$2,060,000	+ 5.0%
Percent of List Price Received*	95.9%	94.6%	- 1.4%	95.8%	95.8%	+ 0.1%
Days on Market Until Sale	44	78	+ 79.3%	51	97	+ 91.1%
Inventory of Homes for Sale	15	13	- 13.3%	--	--	--

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

### July



### Historical Median Sales Price Rolling 12-Month Calculation

